

**ZONING COMMISSION
PUBLIC HEARINGS
September 21, 2016**

Bill Stopper opened the Public Hearing with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary
Richard Cool – 6:12 p.m.
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate - absent
Caroline Hennessey, Alternate - absent
Amanze Williams, Alternate

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Attorney Fitzpatrick
Public - 1

6:15 P.M. - PUBLIC HEARING: for special permit application for auto sales and repairs at 49 Raytkwich Road, Applicant: A Better Way Wholesale Auto. **Public hearing opens 9/21/2016, must close by 10/26/2016, unless extension granted.**

Susan Goggin explained that the applicant's engineer, Steven Trinkaus, did not attend tonight's meeting due to the fact that he was giving a presentation in China. The applicant's attorney, Attorney Kevin McSherry, sent a request to have the public hearing open tonight and to be continued until the October 19, 2016 meeting. William Stopper opened the public hearing. William noted that Steve Trinkaus did an extensive presentation for the commission at the August 17, 2016 meeting when Attorney McSherry submitted their application. Susan Goggin stated that the commission had her review dated September 15, 2016 and it was also sent to Steve Trinkaus and Attorney McSherry. She was waiting for a response from them. Sue also mentioned that the applicant has WPCA approval with conditions and also approvals from the Police and Fire Commissions with no conditions. They are waiting on approvals from the Planning and Wetlands Commissions. William asked for any public comments. There was none.

The public hearing was continued until October 19, 2016 at 6:15 p.m.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
September 21, 2016**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary
Richard Cool – 6:12 p.m.
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate - absent
Caroline Hennessey, Alternate - absent
Amanze Williams, Alternate

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Attorney Fitzpatrick
Public - 1

1. At 6:00 P.M., William Stopper opened the meeting with the Pledge of Allegiance, took attendance and noted there was a quorum. William made Amanze Williams a regular voting member in place of Rick Cool. Rick Cool arrived at the meeting at 6:12 p.m. and William made Rick a regular voting member in place of Amanze Williams and put Amanze Williams back as an Alternate member.
2. Executive session with the Borough Attorney.
There was no executive session.
3. Approval of the August 17, 2016 Public Hearing and Meeting Minutes. The secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by Neil Mascola and seconded by April Slauson to **APPROVE** the August 17, 2016 Public Hearing and Meeting Minutes with the change of the year on page 6.

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding modification to special permit for Lots 18 & 30 Raykwich Road, Applicant: A Better Way Wholesale Auto

Susan Goggin passed out Wayne Zirolli's report dated September 21, 2016 for Lots 18 & 30 Raykwich Road to the commission. William recessed the meeting to give the commissioners time to read through Wayne's report.

Meeting recessed at 6:08 p.m.

Meeting reconvened at 6:11 p.m.

William Stopper questioned if the Zoning Commission needed to hold a public hearing for this item. Susan explained that the commission first had to decide if

the modifications to the original approved plan were major or minor. Based upon that finding, that will determine if a public hearing needs to be held. William felt the changes appeared to enhance the neighbor's view of the property. Wayne Zirolli commented that the new plan, dated August 9, 2016 with revisions to the Erosion Control page and Construction Detail page dated August 25, 2016, will be less intrusive on the neighbors. Wayne pointed out the items in his review that need to be addressed on the plan. Attorney Fitzpatrick explained that the engineer's analysis should help the commission to determine if the modifications were major or minor. He highlighted the differences between the old approved plans and the new modified plans. The new plans have less impact overall to the development. It was also explained that the Wetlands Commission has not yet made a decision. The Zoning Commission does not have to make their decision tonight. The new plans do not have to go before the WPCA again; the Police Commission had no comments last year. The new plan calls for less parking and less cars. It will, however, go back before the Fire Commission due the driveway being moved. The Planning Commission already approved the location last year with the original plan. Wayne explained that the character of the new building is the same as the original. April Slauson questioned the amount of paving being eliminated on the new plan. Wayne explained Steve Trinkaus's Low Impact Development (LID) plan. Rick Cool stated that the neighbors had a concern with the plans and wanted to know if we should let them know. Rick did mention the new plan seems like a better plan. Susan mentioned that the new plans still have the parking 50 feet away from the neighbors and also added more trees for a buffer. Attorney Fitzpatrick mentioned that the most significant change was to the drainage and the retaining walls. They are proposing a more natural type of infiltration system for the storm water. There was a discussion on what constitutes a significant change. Neil felt it will enhance the neighborhood and with less damage. William stated he would like to wait to make a decision until he receives the approvals from the Wetlands Commission and the Fire Commission. He does not feel comfortable making a decision without those approvals.

William tabled this until the October 19, 2016 meeting.

5. NEW BUSINESS

- A.** Commission discussion/decision for special permit for application for auto sales and repairs at 49 Raytkwich Road, Applicant: A Better Way Wholesale Auto

There was no discussion.

- B.** Additional items require a 2/3 vote of the Commission.

There was none.

6. Chairman Report
There was none.

7. ZEO Report

William Stopper asked Susan if any action was taken regarding the chickens on Caitlin Circle. Susan did not send a letter yet.

8. Public Comment
There was none.

9. Adjournment

VOTED: Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to adjourn the meeting at 6:40 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr